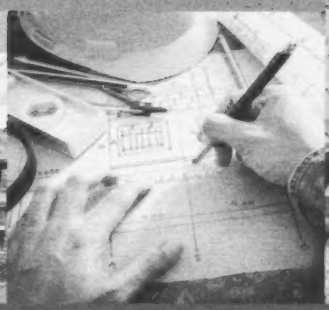
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: July 2016



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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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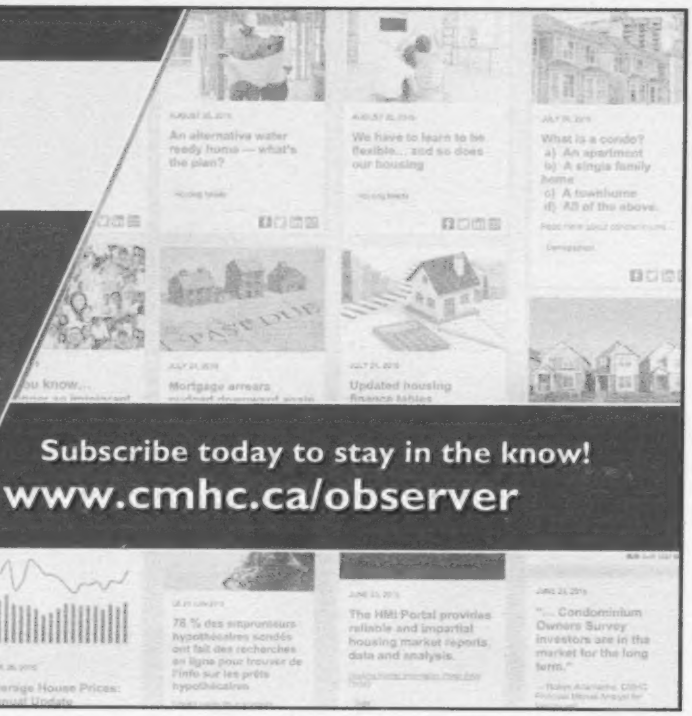
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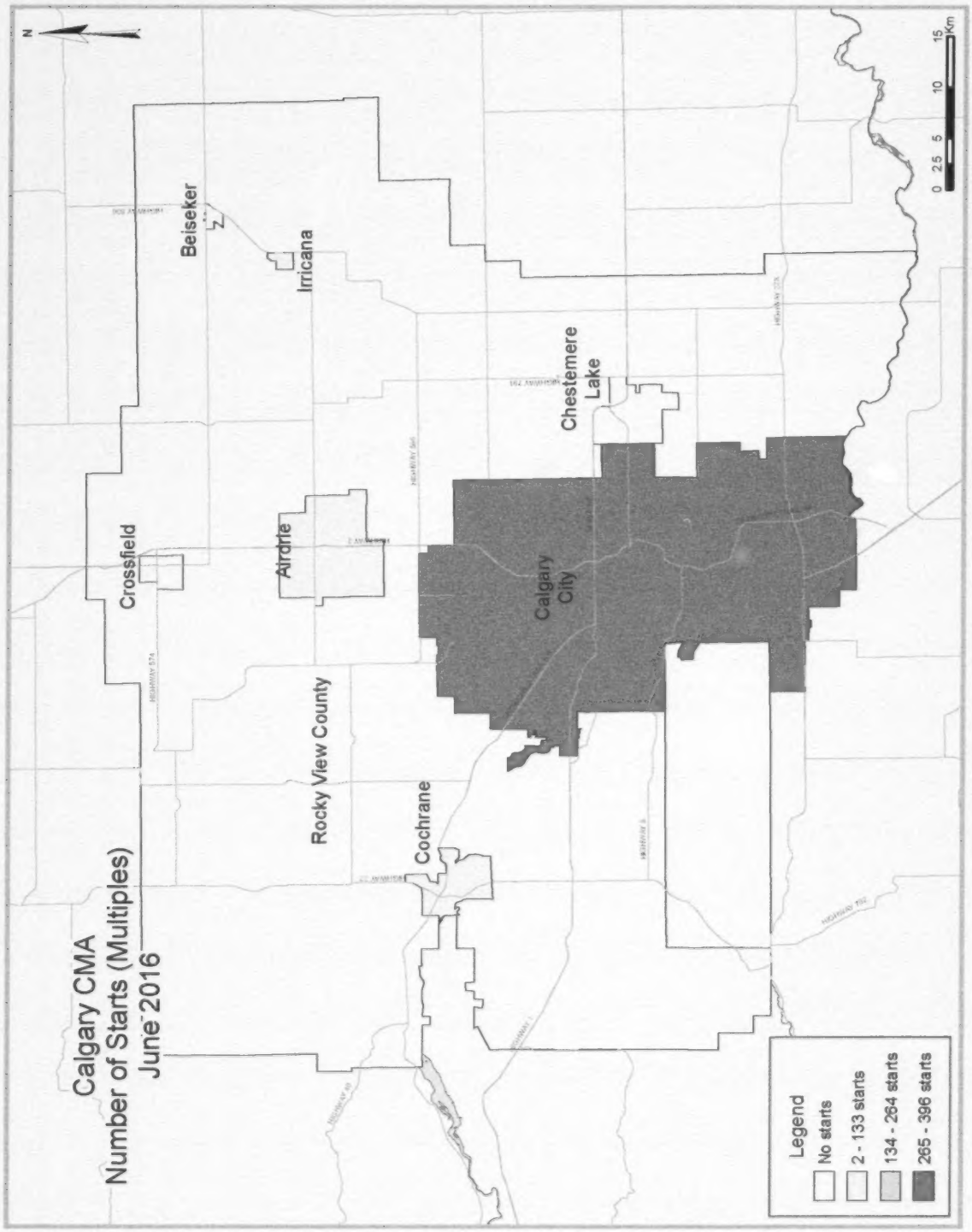
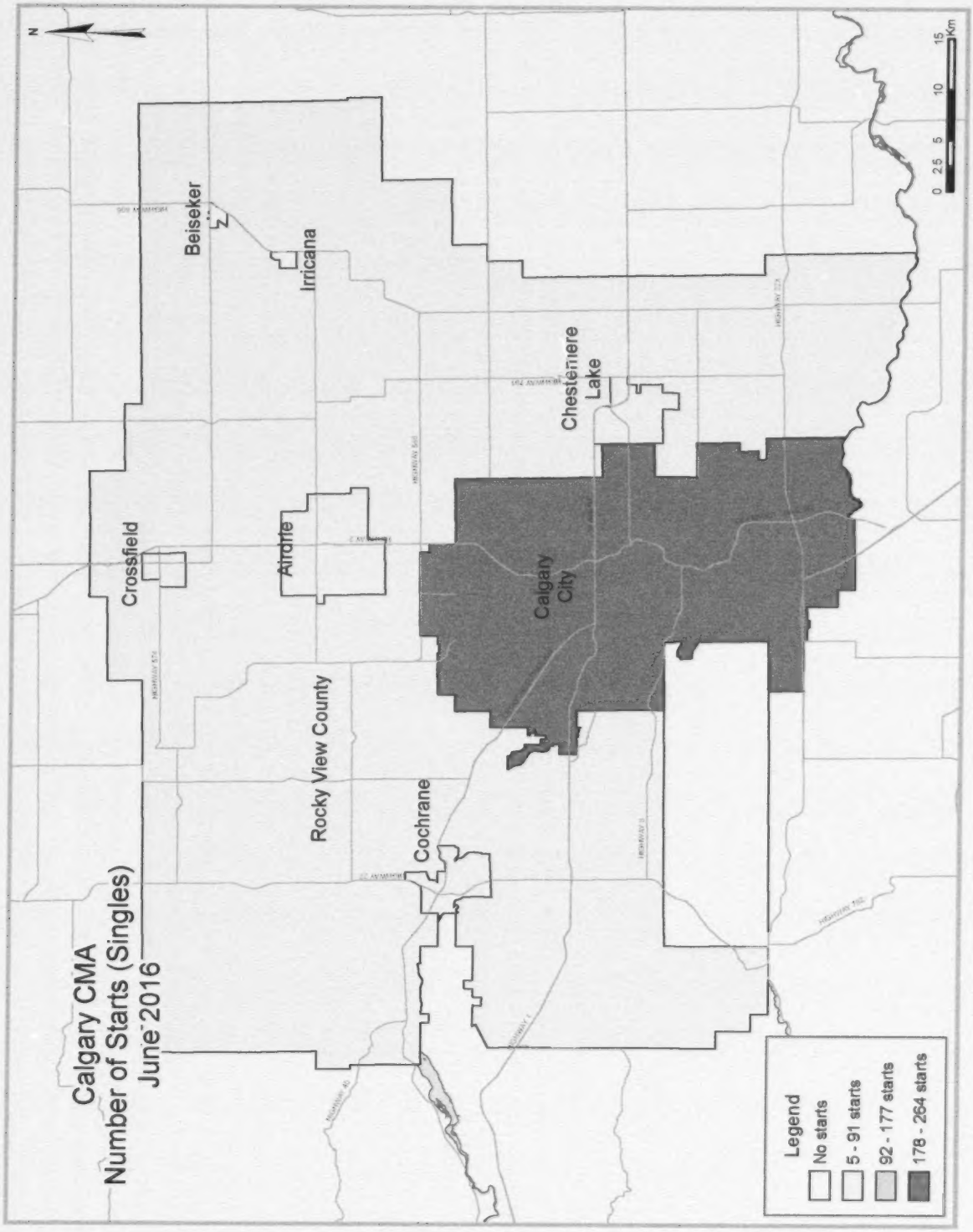
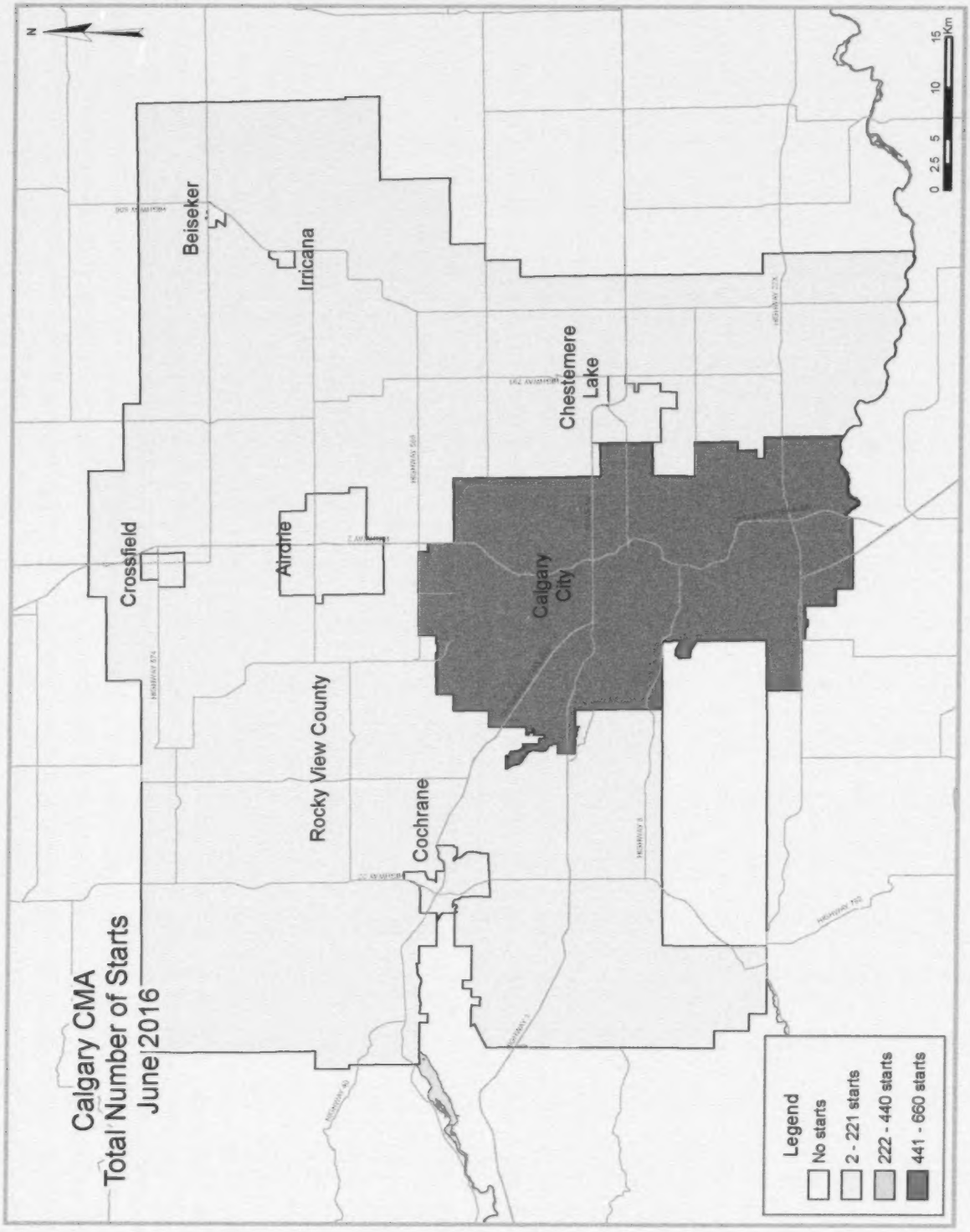
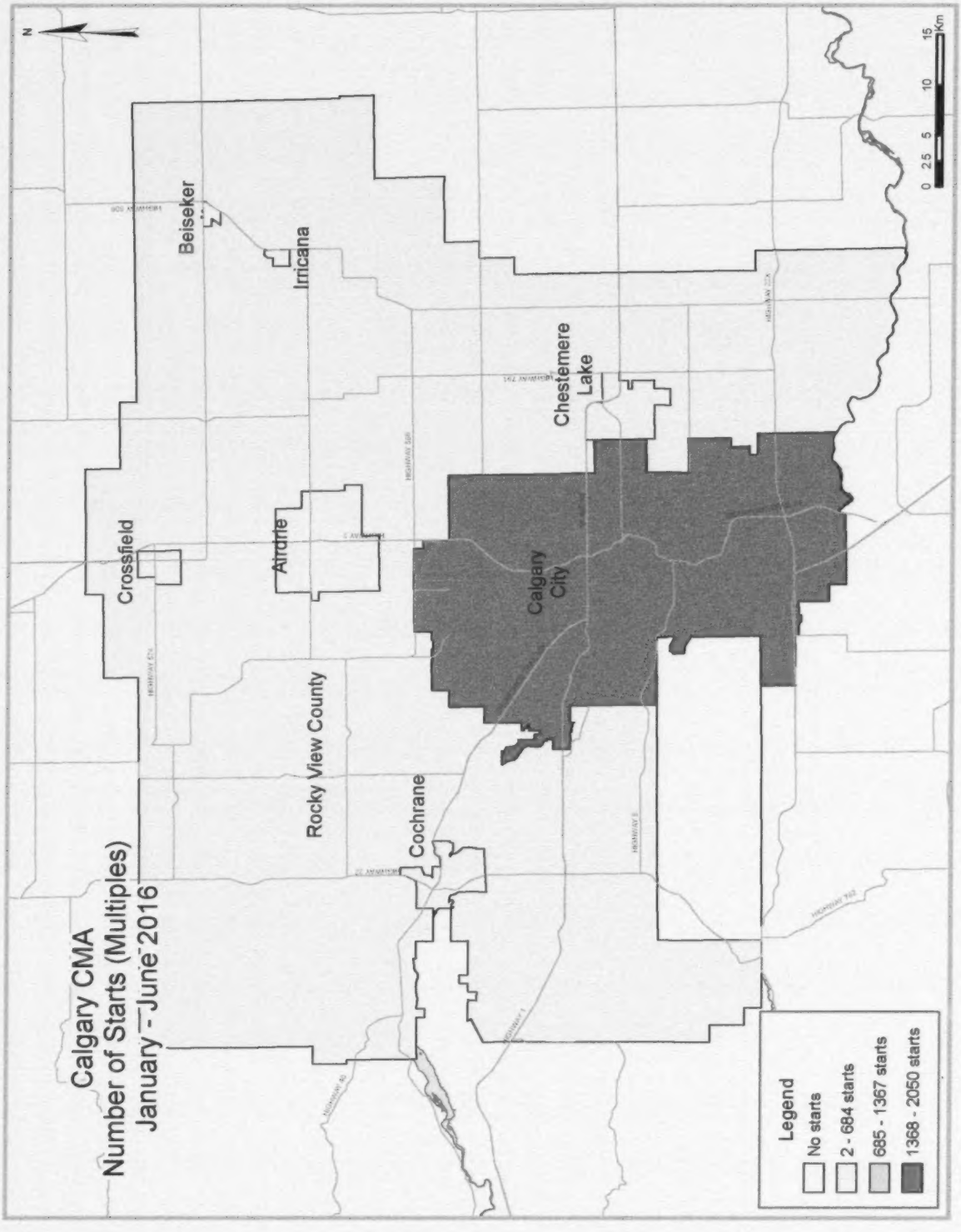
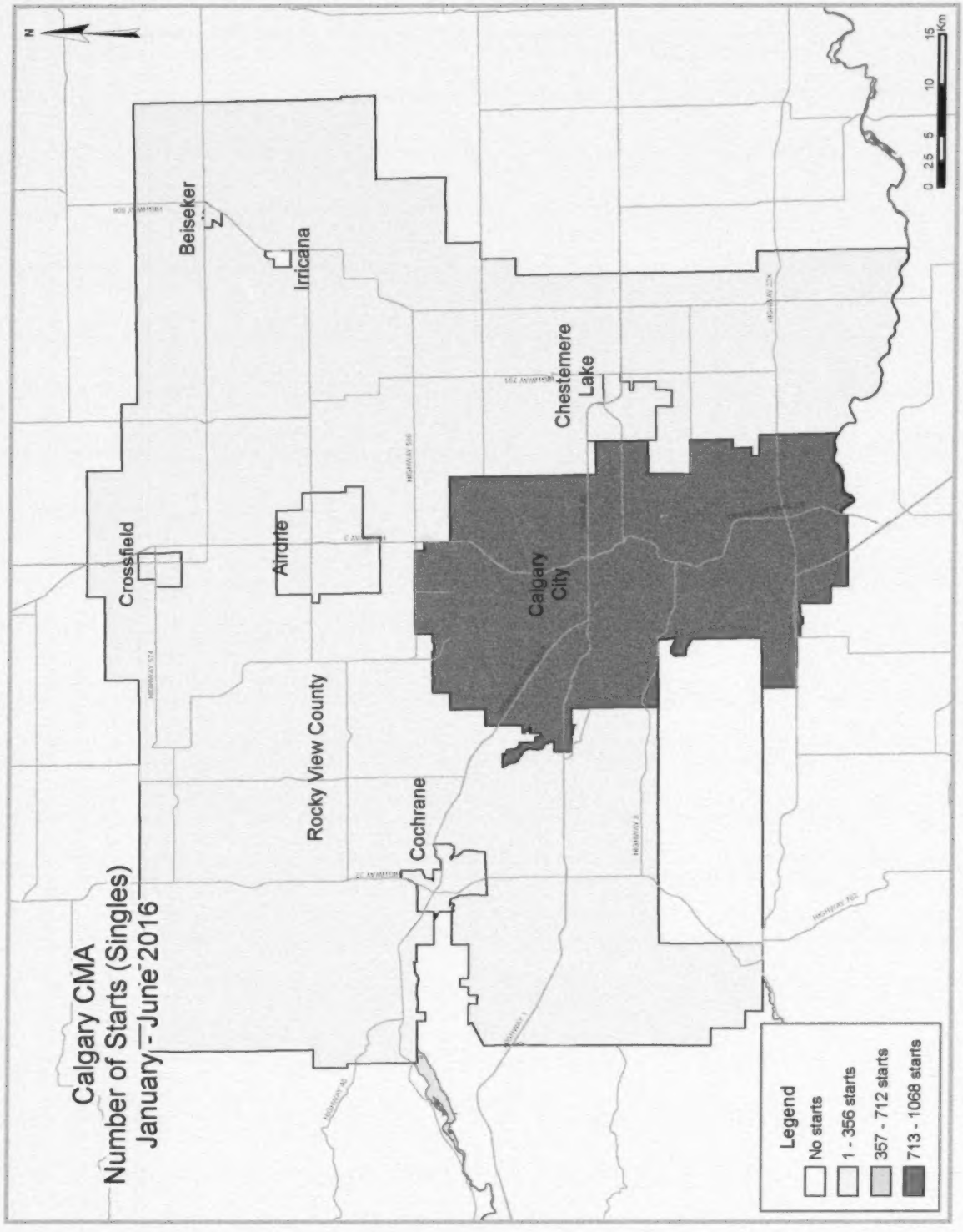
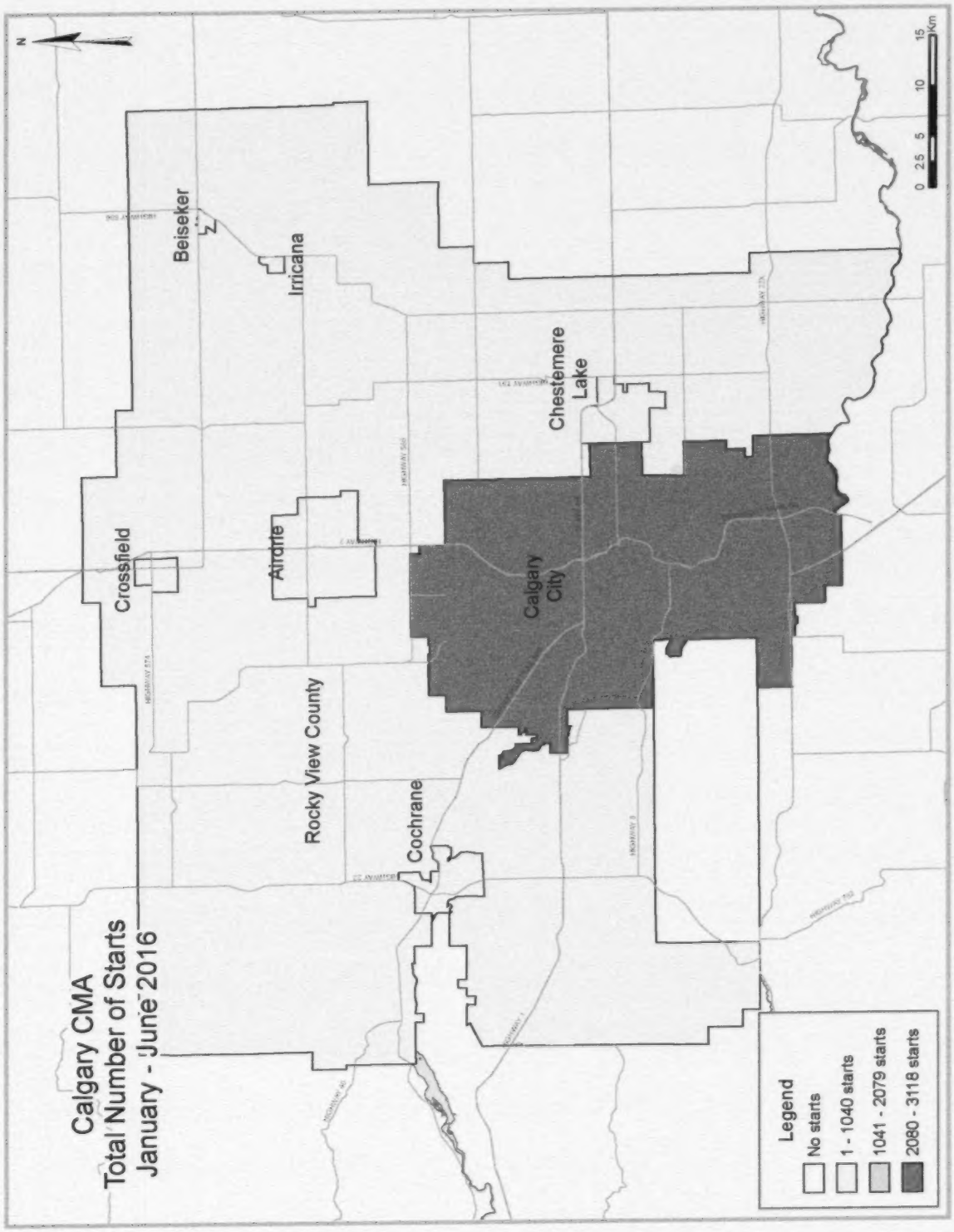

Calgary CMA
Number of Starts (Multiples)
June 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 133 starts
134 - 264 starts
265 - 396 starts


Calgary CMA
Number of Starts (Singles)
June 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
5 - 91 starts
92 - 177 starts
178 - 264 starts


Calgary CMA
Total Number of Starts
June 2016
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 221 starts
222 - 440 starts
441 - 660 starts


Calgary CMA
Number of Starts (Multiples)
January - June 2016
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 684 starts
685 - 1367 starts
1368 - 2050 starts
0 2.5 5 10 15 Km
N


Calgary CMA
Number of Starts (Singles)
January - June 2016
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 356 starts
357 - 712 starts
713 - 1068 starts
0 2.5 5 10 15 Km
N


Calgary CMA
Total Number of Starts
January - June 2016
N
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
1 - 1040 starts
1041 - 2079 starts
2080 - 3118 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2016		
Calgary CMA[1]	May 2016	June 2016
Trend[2]	7,735	7,850
SAAR	7,762	9,783
	June 2015	June 2016
Actual		
June - Single-Detached	300	339
June - Multiples	1,316	491
June - Total	1,616	830
January to June - Single-Detached	2,161	1,466
January to June - Multiples	4,467	2,394
January to June - Total	6,628	3,860

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2016	339	138	31	0	85	237	0	0	830
June 2015	300	100	50	0	161	934	0	71	1,616
% Change	13.0	38.0	-38.0	n/a	-47.2	-74.6	n/a	-100.0	-48.6
Year-to-date 2016	1,466	392	116	0	436	1,296	0	154	3,860
Year-to-date 2015	2,161	542	136	0	912	2,577	0	300	6,628
% Change	-32.2	-27.7	-14.7	n/a	-52.2	-49.7	n/a	-48.7	-41.8
UNDER CONSTRUCTION									
June 2016	2,009	642	167	1	1,037	5,228	5	1,993	11,082
June 2015	3,064	962	168	0	1,756	7,553	0	1,266	14,769
% Change	-34.4	-33.3	-0.6	n/a	-40.9	-30.8	n/a	57.4	-25.0
COMPLETIONS									
June 2016	433	134	30	0	119	507	8	535	1,766
June 2015	496	166	27	0	197	396	0	0	1,282
% Change	-12.7	-19.3	11.1	n/a	-39.6	28.0	n/a	n/a	37.8
Year-to-date 2016	1,822	472	160	1	684	2,100	47	1,266	6,552
Year-to-date 2015	2,755	624	95	0	1,171	1,965	0	501	7,111
% Change	-33.9	-24.4	68.4	n/a	-41.6	6.9	n/a	152.7	-7.9
COMPLETED & NOT ABSORBED									
June 2016	359	138	17	0	93	485	n/a	n/a	1,092
June 2015	362	76	1	0	39	82	n/a	n/a	560
% Change	-0.8	81.6	**	n/a	138.5	**	n/a	n/a	95.0
ABSORBED									
June 2016	438	116	31	0	121	439	n/a	n/a	1,145
June 2015	511	158	27	0	186	377	n/a	n/a	1,259
% Change	-14.3	-26.6	14.8	n/a	-34.9	16.4	n/a	n/a	-44.6
Year-to-date 2016	1,821	456	144	1	661	1,809	n/a	n/a	4,892
Year-to-date 2015	2,759	606	96	0	1,147	1,732	n/a	n/a	6,340
% Change	-34.0	-24.8	50.0	n/a	-42.4	4.4	n/a	n/a	-22.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
June 2016	264	100	22	0	37	237	0	0	660
June 2015	172	70	43	0	141	804	0	0	1,230
Airdrie									
June 2016	21	30	9	0	48	0	0	0	108
June 2015	52	16	0	0	8	130	0	71	277
Beiseker									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	1	0	0	0	0	0	0	0	1
Chestermere Lake									
June 2016	5	0	0	0	0	0	0	0	5
June 2015	21	6	0	0	0	0	0	0	27
Cochrane									
June 2016	28	6	0	0	0	0	0	0	34
June 2015	21	8	7	0	12	0	0	0	48
Crossfield									
June 2016	9	0	0	0	0	0	0	0	9
June 2015	2	0	0	0	0	0	0	0	2
Irricana									
June 2016	0	2	0	0	0	0	0	0	2
June 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
June 2016	12	0	0	0	0	0	0	0	12
June 2015	31	0	0	0	0	0	0	0	31
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
June 2016	339	138	31	0	85	237	0	0	830
June 2015	300	100	50	0	161	934	0	71	1,616

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
June 2016	1,417	480	131	1	583	5,097	1	1,834	9,544
June 2015	2,022	800	86	0	1,241	7,252	0	1,124	12,525
Airdrie									
June 2016	206	86	32	0	266	131	0	159	880
June 2015	419	30	62	0	162	217	0	142	1,032
Beiseker									
June 2016	2	0	0	0	0	0	0	0	2
June 2015	1	0	0	0	0	0	0	0	1
Chestermere Lake									
June 2016	74	2	0	0	16	0	0	0	92
June 2015	199	20	6	0	42	0	0	0	267
Cochrane									
June 2016	120	50	0	0	172	0	4	0	346
June 2015	192	96	14	0	287	84	0	0	673
Crossfield									
June 2016	28	6	4	0	0	0	0	0	38
June 2015	8	6	0	0	0	0	0	0	14
Irricana									
June 2016	0	2	0	0	0	0	0	0	2
June 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
June 2016	162	16	0	0	0	0	0	0	178
June 2015	223	10	0	0	24	0	0	0	257
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
June 2016	2,009	642	167	1	1,037	5,228	5	1,993	11,082
June 2015	3,064	962	168	0	1,756	7,553	0	1,266	14,769

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket June 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
June 2016	330	106	21	0	73	495	0	535	1,560
June 2015	355	128	0	0	143	396	0	0	1,022
Airdrie									
June 2016	50	20	9	0	34	12	0	0	125
June 2015	58	0	27	0	27	0	0	0	112
Beiseker									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
June 2016	9	0	0	0	6	0	0	0	15
June 2015	44	10	0	0	0	0	0	0	54
Cochrane									
June 2016	24	8	0	0	6	0	8	0	46
June 2015	29	22	0	0	23	0	0	0	74
Crossfield									
June 2016	3	0	0	0	0	0	0	0	3
June 2015	1	2	0	0	0	0	0	0	3
Irricana									
June 2016	2	0	0	0	0	0	0	0	2
June 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
June 2016	15	0	0	0	0	0	0	0	15
June 2015	9	4	0	0	4	0	0	0	17
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
June 2016	433	134	30	0	119	507	8	535	1,766
June 2015	496	166	27	0	197	396	0	0	1,282

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
June 2016	254	106	16	0	73	430	n/a	n/a	879
June 2015	267	61	0	0	32	81	n/a	n/a	441
Airdrie									
June 2016	40	17	1	0	6	49	n/a	n/a	113
June 2015	42	0	1	0	1	1	n/a	n/a	45
Beiseker									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
June 2016	15	1	0	0	6	0	n/a	n/a	22
June 2015	16	1	0	0	0	0	n/a	n/a	17
Cochrane									
June 2016	28	14	0	0	8	6	n/a	n/a	56
June 2015	32	14	0	0	6	0	n/a	n/a	52
Crossfield									
June 2016	2	0	0	0	0	0	n/a	n/a	2
June 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
June 2016	20	0	0	0	0	0	n/a	n/a	20
June 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
June 2016	359	138	17	0	93	485	n/a	n/a	1,092
June 2015	362	76	1	0	39	82	n/a	n/a	560

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
June 2016	333	98	22	0	82	425	n/a	n/a	960
June 2015	369	125	0	0	133	377	n/a	n/a	1,004
Airdrie									
June 2016	50	10	9	0	34	14	n/a	n/a	117
June 2015	58	0	27	0	27	0	n/a	n/a	112
Beiseker									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
June 2016	9	0	0	0	0	0	n/a	n/a	9
June 2015	42	9	0	0	0	0	n/a	n/a	51
Cochrane									
June 2016	28	8	0	0	5	0	n/a	n/a	41
June 2015	32	18	0	0	22	0	n/a	n/a	72
Crossfield									
June 2016	1	0	0	0	0	0	n/a	n/a	1
June 2015	1	2	0	0	0	0	n/a	n/a	3
Irricana									
June 2016	2	0	0	0	0	0	n/a	n/a	2
June 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
June 2016	15	0	0	0	0	0	n/a	n/a	15
June 2015	9	4	0	0	4	0	n/a	n/a	17
First Nations									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
June 2016	438	116	31	0	121	439	n/a	n/a	1,145
June 2015	511	158	27	0	186	377	n/a	n/a	1,259

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Calgary City	264	172	100	76	59	176	237	806	660	1,230	-46.3
Airdrie	21	52	30	16	57	8	0	201	108	277	-61.0
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	5	21	0	6	0	0	0	0	5	27	-81.5
Cochrane	28	21	6	8	0	19	0	0	34	48	-29.2
Crossfield	9	2	0	0	0	0	0	0	9	2	**
Irricana	0	0	2	0	0	0	0	0	2	0	n/a
Rocky View County	12	31	0	0	0	0	0	0	12	31	-61.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	339	300	138	106	116	203	237	1,007	830	1,616	-48.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	1,068	1,426	276	402	380	717	1,394	2,488	3,118	5,033	-38.0
Airdrie	154	316	80	30	127	96	56	284	417	726	-42.6
Beiseker	1	1	0	0	0	0	0	0	1	1	0.0
Chestermere Lake	41	130	0	28	22	0	0	0	63	158	-60.1
Cochrane	112	164	28	90	21	211	0	107	161	572	-71.9
Crossfield	28	3	4	2	0	0	0	0	32	5	**
Irricana	0	0	2	0	0	0	0	0	2	0	n/a
Rocky View County	62	121	4	12	0	0	0	0	66	133	-50.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,466	2,161	394	564	550	1,024	1,450	2,879	3,860	6,628	-41.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Calgary City	59	176	0	0	237	806	0	0
Airdrie	57	8	0	0	0	130	0	71
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	0	19	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	116	203	0	0	237	936	0	71

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	380	717	0	0	1,240	2,330	154	158
Airdrie	127	96	0	0	56	142	0	142
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	22	0	0	0	0	0	0	0
Cochrane	21	211	0	0	0	107	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	550	1,024	0	0	1,296	2,579	154	300

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Calgary City	386	285	274	945	0	0	660	1,230
Airdrie	60	68	48	138	0	71	108	277
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	5	27	0	0	0	0	5	27
Cochrane	34	36	0	12	0	0	34	48
Crossfield	9	2	0	0	0	0	9	2
Irricana	2	0	0	0	0	0	2	0
Rocky View County	12	31	0	0	0	0	12	31
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	508	450	322	1,095	0	71	830	1,616

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	1,432	1,887	1,532	2,988	154	158	3,118	5,033
Airdrie	260	389	157	195	0	142	417	726
Beiseker	1	1	0	0	0	0	1	1
Chestermere Lake	41	158	22	0	0	0	63	158
Cochrane	140	268	21	304	0	0	161	572
Crossfield	32	5	0	0	0	0	32	5
Irricana	2	0	0	0	0	0	2	0
Rocky View County	66	131	0	2	0	0	66	133
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,974	2,839	1,732	3,489	154	300	3,860	6,628

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Calgary City	330	355	108	128	92	143	1,030	396	1,560	1,022	52.6
Airdrie	50	58	20	0	43	54	12	0	125	112	11.6
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	9	44	0	10	6	0	0	0	15	54	-72.2
Cochrane	24	29	8	22	14	23	0	0	46	74	-37.8
Crossfield	3	1	0	2	0	0	0	0	3	3	0.0
Irricana	2	0	0	0	0	0	0	0	2	0	n/a
Rocky View County	15	9	0	8	0	0	0	0	15	17	-11.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	433	496	136	170	155	220	1,042	396	1,766	1,282	37.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	1,295	1,948	400	506	559	893	2,990	2,109	5,244	5,456	-3.9
Airdrie	231	365	40	22	164	169	296	302	731	858	-14.8
Beiseker	1	1	0	0	0	0	0	0	1	1	0.0
Chestermere Lake	78	161	4	22	6	37	0	0	88	220	-60.0
Cochrane	118	202	50	76	139	129	80	55	387	462	-16.2
Crossfield	8	9	0	4	0	0	0	0	8	13	-38.5
Irricana	2	0	0	0	0	0	0	0	2	0	n/a
Rocky View County	91	69	0	32	0	0	0	0	91	101	-9.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,824	2,755	494	662	868	1,228	3,366	2,466	6,552	7,111	-7.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Calgary City	92	143	0	0	495	396	535	0
Airdrie	43	54	0	0	12	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	0	0	0	0	0	0	0
Cochrane	6	23	8	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	147	220	8	0	507	396	535	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	547	893	12	0	1,866	1,910	1,124	199
Airdrie	164	169	0	0	154	0	142	302
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	37	0	0	0	0	0	0
Cochrane	107	129	32	0	80	55	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	824	1,228	44	0	2,100	1,965	1,266	501

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Calgary City	457	483	568	539	535	0	1,560	1,022
Airdrie	79	85	46	27	0	0	125	112
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	9	54	6	0	0	0	15	54
Cochrane	32	51	6	23	8	0	46	74
Crossfield	3	3	0	0	0	0	3	3
Irricana	2	0	0	0	0	0	2	0
Rocky View County	15	13	0	4	0	0	15	17
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	597	689	626	593	543	0	1,766	1,282

Table 3.5: Completions by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	1,759	2,450	2,346	2,807	1,139	199	5,244	5,456
Airdrie	343	451	246	105	142	302	731	858
Beiseker	1	1	0	0	0	0	1	1
Chestermere Lake	82	208	6	12	0	0	88	220
Cochrane	168	278	187	184	32	0	387	462
Crossfield	8	13	0	0	0	0	8	13
Irricana	2	0	0	0	0	0	2	0
Rocky View County	91	73	0	28	0	0	91	101
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	2,454	3,474	2,785	3,136	1,313	501	6,552	7,111

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
June 2016	138	41.6	75	22.6	29	8.7	10	3.0	80	24.1	332	570,000	786,048
June 2015	86	23.4	82	22.3	65	17.7	32	8.7	103	28.0	368	670,000	794,983
Year-to-date 2016	530	41.0	315	24.4	123	9.5	61	4.7	263	20.4	1,292	575,000	747,293
Year-to-date 2015	474	24.4	406	20.9	301	15.5	248	12.8	516	26.5	1,945	680,000	798,500
Airdrie													
June 2016	34	68.0	8	16.0	1	2.0	4	8.0	3	6.0	50	470,000	557,431
June 2015	8	13.8	22	37.9	16	27.6	8	13.8	4	6.9	58	635,000	670,648
Year-to-date 2016	149	63.9	50	21.5	13	5.6	9	3.9	12	5.2	233	510,000	553,404
Year-to-date 2015	65	17.9	129	35.4	110	30.2	43	11.8	17	4.7	364	640,000	651,855
Beiseker													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
June 2016	2	22.2	0	0.0	3	33.3	2	22.2	2	22.2	9	-	-
June 2015	1	2.4	0	0.0	16	38.1	18	42.9	7	16.7	42	765,000	777,461
Year-to-date 2016	13	17.1	20	26.3	11	14.5	15	19.7	17	22.4	76	645,000	710,714
Year-to-date 2015	10	6.1	9	5.5	64	39.3	57	35.0	23	14.1	163	745,000	747,942
Cochrane													
June 2016	23	82.1	0	0.0	0	0.0	2	7.1	3	10.7	28	467,500	526,154
June 2015	11	34.4	13	40.6	5	15.6	1	3.1	2	6.3	32	597,500	599,044
Year-to-date 2016	91	76.5	11	9.2	3	2.5	8	6.7	6	5.0	119	470,000	517,652
Year-to-date 2015	79	38.9	54	26.6	30	14.8	19	9.4	21	10.3	203	580,000	623,139
Crossfield													
June 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
June 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	-	-
Year-to-date 2015	10	100.0	0	0.0	0	0.0	0	0.0	0	0.0	10	-	454,100
Irricana													
June 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
June 2016	3	20.0	1	6.7	0	0.0	2	13.3	9	60.0	15	980,000	882,133
June 2015	1	11.1	0	0.0	1	11.1	1	11.1	6	66.7	9	-	-
Year-to-date 2016	15	16.5	4	4.4	3	3.3	6	6.6	63	69.2	91	995,000	1,160,872
Year-to-date 2015	6	8.7	8	11.6	11	15.9	4	5.8	40	58.0	69	750,000	877,595
First Nations													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
June 2016	203	46.5	84	19.2	33	7.6	20	4.6	97	22.2	437	550,000	742,529
June 2015	108	21.2	117	22.9	103	20.2	60	11.8	122	23.9	510	675,000	767,046
Year-to-date 2016	805	44.2	402	22.1	153	8.4	99	5.4	361	19.8	1,820	565,000	725,585
Year-to-date 2015	645	23.4	606	22.0	516	18.7	371	13.5	617	22.4	2,755	675,000	764,871

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2016						
Submarket	June 2016	June 2015	% Change	YTD 2016	YTD 2015	% Change
Calgary City	786,048	794,983	-1.1	747,293	798,500	-6.4
Airdrie	557,431	670,648	-16.9	553,404	651,855	-15.1
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	777,461	n/a	710,714	747,942	-5.0
Cochrane	526,154	599,044	-12.2	517,652	623,139	-16.9
Crossfield	-	-	n/a	-	454,100	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	882,133	-	n/a	1,160,872	877,595	32.3
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	742,529	767,046	-3.2	725,585	764,871	-5.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

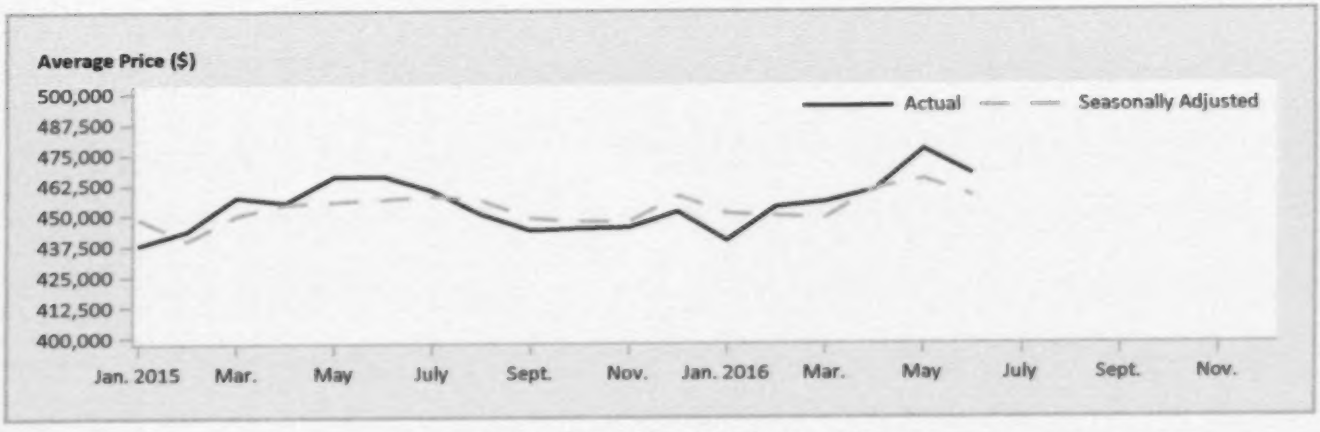


Figure 5.2: MLS® Residential Sales for Calgary

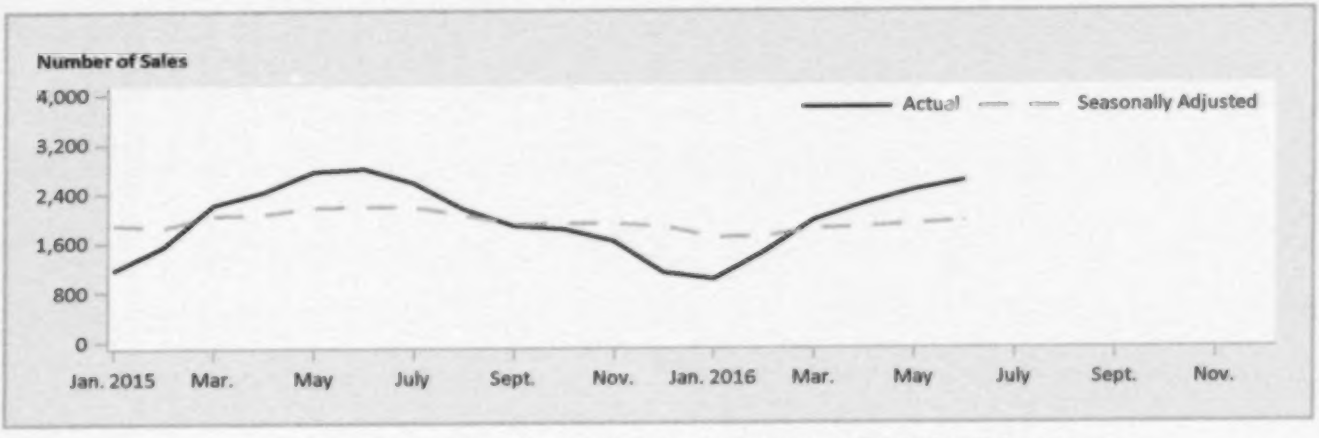
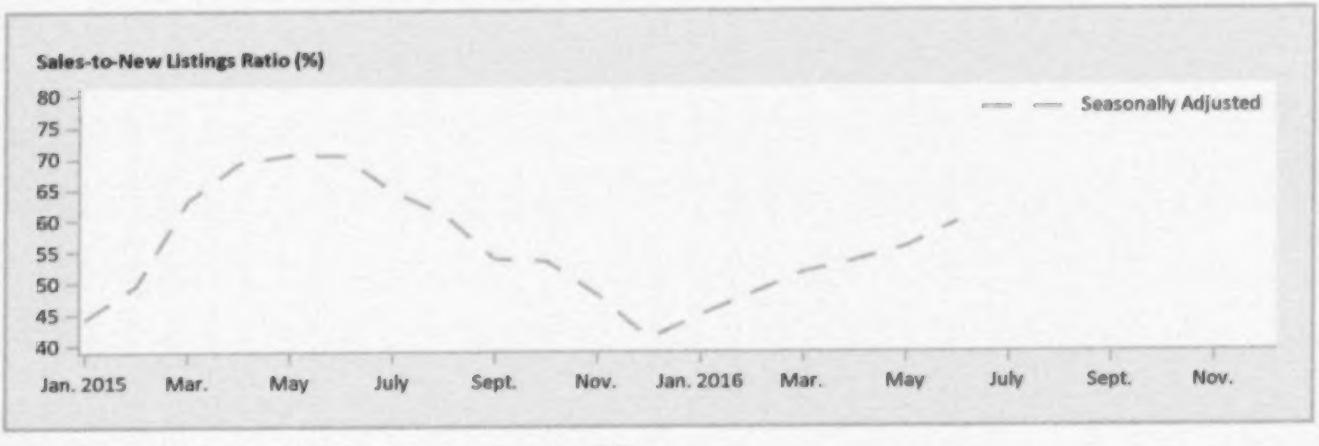


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
June 2016

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	111.3	131.7	817	4.6	73.6	1,123
	February	567	2.89	4.74	111.3	132.6	820	5.0	74.0	1,135
	March	567	2.89	4.74	110.8	133.6	821	5.5	74.4	1,130
	April	561	2.89	4.64	110.4	133.6	827	5.7	74.8	1,125
	May	561	2.89	4.64	110.4	134.1	827	5.8	74.8	1,122
	June	561	2.89	4.64	110.5	135.0	823	6.1	74.5	1,125
	July	561	2.89	4.64	110.2	135.1	817	6.8	74.2	1,126
	August	561	2.89	4.64	110.2	135.5	815	7.0	74.0	1,125
	September	561	2.89	4.64	110.2	135.1	818	7.0	74.1	1,130
	October	561	2.89	4.64	110.2	135.7	814	6.9	73.6	1,128
	November	561	3.14	4.64	110.3	135.3	809	6.9	73.0	1,128
	December	561	3.14	4.64	110.3	134.1	802	7.0	72.4	1,121
2016	January	561	3.14	4.64	110.3	134.3	799	7.7	72.5	1,124
	February	561	3.14	4.64	109.8	134.4	799	8.4	73.0	1,124
	March	561	3.14	4.64	109.8	135.5	803	8.6	73.5	1,141
	April	561	3.14	4.64	109.8	135.5	805	8.3	73.2	1,153
	May	561	3.14	4.64	110.0	135.9	802	8.1	72.7	1,162
	June	561	3.14	4.64		136.6	795	8.3	72.1	1,154
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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